

PP

APPROVAL RECORD

Planning Permission

Varadhanallur
Erode district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Rural Panchayat

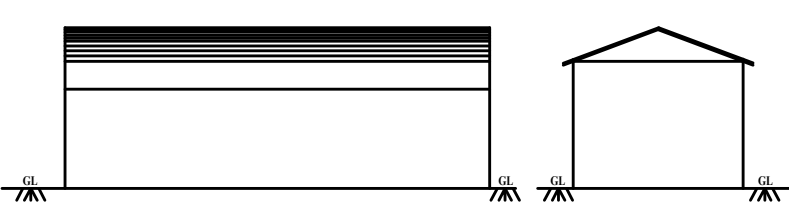
PURPOSE
Commercial

The approval as the planning authority issued it, reproduced in full behind this page.

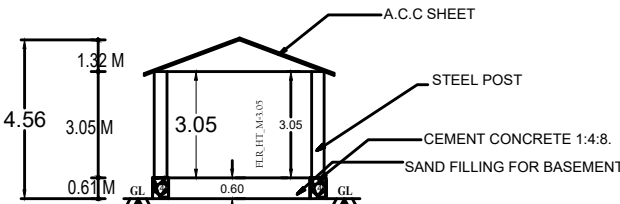
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

PLAN SHOWING THE PROPOSED CONSTRUCTION OF A.C.C. SHEET ROOF BUILDING FOR COMMERCIAL (SUGARCANE UNIT) PURPOSE IN R.S.No: 46/11A2 AT KOOLIKARANPALAYAM, VARATHANALLUR VILLAGE & PANCHAYAT, BHAVANI TALUK , ERODE DISTRICT.

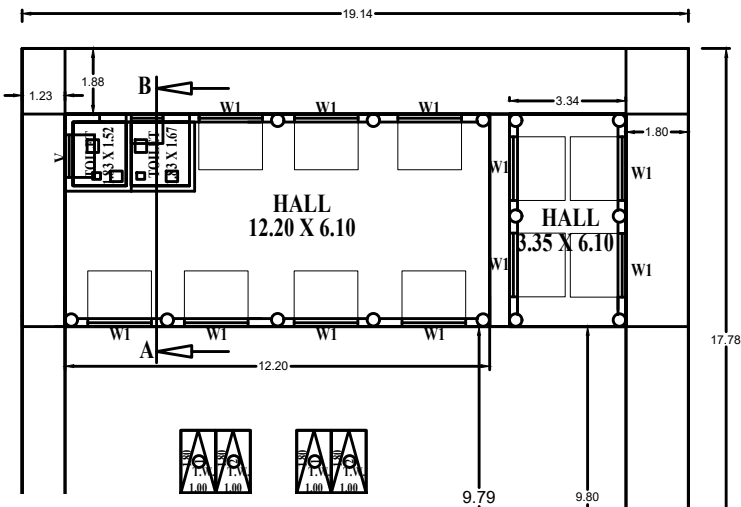
APPLICANT: Mr. S.GNANASEKARAN. S/O. L.SEERANGAN.



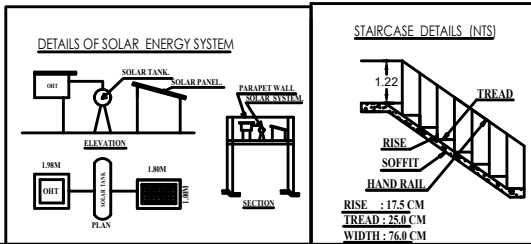
FRONT ELEVATION



SECTION ON 'AB'

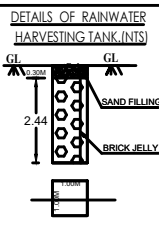


PANCHAYAT ROAD



COMPOUND WALL PROVIDE = 84.10 M

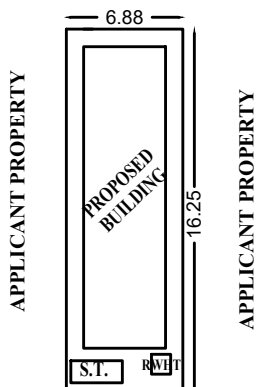
RAINWATER HARVESTING TANK..1.NO.
SEPTIC TANK..1.NO., BORE WELL..1.NO.,
SOLAR SYSTEM..1.NO., SUMP.... 1 No,
OVER HEAD TANK...1.NO.



SCHEDULE OF JOINERIES	
RS...ROLLING SHUTTER....	1.00M X 2.10M
DL...DOOR.....	0.76M X 2.10M
W...WINDOW	1.22M X 1.37M
WL...WINDOW	1.83M X 1.37M
V...VENTILATOR.....	1.22M X 0.61M

AREA DETAILS.	SQ.MT.	SQ.FT.
SITE AREA	0.80.00	CENT
SITE AREA AS PER PATTA	0.80.00	CENT
SITE AREA AS PER DOCUMENT	0.80.00	CENT
TAKEN SITE AREA	340.30	3663.08
PROPOSED BUILDING -1 AREA.	74.32	800.00
PROPOSED BUILDING -2 AREA.	20.43	220.00
NET OPEN SPACE AREA.	245.54	2643.00

APPLICANT PROPERTY



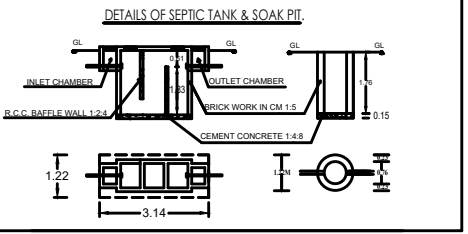
4.26 M Common Cart Track

SITE PLAN SCALE = 1 : 500

INDEX :- SITE BOUNDARY
PROPOSED BUILDING
EXISTING ROAD

PLAN INFO
PLOT_AREA_M2=340.30
FMB_OR_PLR=340.30
AS_PER_DOCUMENT=340.30
AS_AT_SITE=340.23
SURVEY_NO=46/11A2
PLOT_NO=-
PATTA_NO=1746
VILLAGE=VARATHANALLUR
TALUK=BHAVANI
DISTRICT=ERODE
JURISDICTION_TYPE= PANCHAYAT
SINGLE_FAMILY_BLDG=NO
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=7.01
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
ROAD_WIDTH=16.25
ROAD_LENGTH=200
AVG_PLOT_DEPTH=6.88
AVG_PLOT_WIDTH=16.25
LAND_USE_ZONE = COMMERCIAL
RWH_DECLARED=YES
AREA_TYPE=OTHERS
BUILDING_NEAR_TO_RIVER=NO
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVT_BLDG=NO
BLOCK_1_B-SHOP_MEMBER_COUNT=1
PROVISION_FOR_GREEN_BUILDINGS_AND_SUSTAINABILITY=YES
FIRE_PROTECTION_AND_FIRE_SAFETY_REQUIREMENTS=YES
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=YES
OSR_APPLICABLE=YES
OSR_SURRENDER=NO
OSR_SURRENDER_RETAIN=BUYBACK
IS_SWIMMING_POOL_EXISTS=NO
IF_HERITAGE_TOWN_LESS_THAN_1KM_RADIUS=NO

OFFICE USE ONLY



APPLICANT

S. GNANASEKARAN

REGISTERED ENGINEER

Er. I. VELUSAMY, DCE., R.E.,
REGISTERED ENGINEER & L.B.S.
REG. NO: 04/2024/RE-GR-III/EDTCP
VEL PLANNERS
MTS COMPLEX, 5/921-E, BHAVANI ROAD
METTUPALANIANDAVAR KOVIL (OPP)
KALINGARAYANPALAYAM,
BHAVANI 638 301
Cell: 94429 03676

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One

Ask anything about a property and get an answer grounded in live government records, with the sources shown.

[/landlens/one](#)



Verify My Land

Every record check run on one property and returned as a single report.

[/landlens/verify-my-land](#)



Legal Opinion

An advocate's written opinion on the title, built on the records we pull for it.

[/landlens](#)



One Map

Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.

[/landlens/one/map](#)



PriceMap

What land actually changed hands for around this plot, taken from the registered deeds.

[/landlens/pricemap](#)



Build Scope

What you are allowed to build here: floor space, height, coverage and setbacks.

[/landlens/build-scope](#)



Property Tracker

Watch a property and hear about it when something new is registered against it.

[/landlens/property-tracker](#)



Deal Room

Run the transaction in one place: documents, stamping, signatures and the parties.

[/landlens/deal-room](#)



Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

Encumbrance Certificate

Patta and Chitta

Field Measurement Sketch

EC Analyzer

Bank charge check

Court case search

Seller background check

Approval check by survey

Value and duty

What it is worth and what it costs to register.

Guideline value by street

Guideline value by survey

Stamp duty and registration fees

Capital gains

Floor space index

Area unit converter

Zoning and land use

What the plan says can happen on this land.

Land use zone finder

CMDA land use check

Coastal regulation zone

Master plan check

Water bodies finder

Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

Find your registering office

Temple property check

Waqf property check

RERA register



Every free tool
/tools



Services we run
for you
/services



The LandLens
suite
/landlens/one



Every claim in this document traces back to a government record.

Legal opinions, due diligence and title verification

Building plan, layout and sub-division approvals

Completion and occupancy certificates, regularisation

Escrow, negotiation and NRI property management

Land survey, soil testing, architecture and construction

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.

